

# ASB design group

April 4, 2016

Ms. Jean J. Delios  
Community Services Director and Town Planner  
Town Hall, 16 Lowell Street  
Reading, MA 01867

Re: **Wavier List**  
**Definitive Subdivision – Lyle Estates**  
**4 Lot Subdivision**  
**364 Lowell Street**  
**Tax Map 26 Parcel 157**  
**Reading MA. 01867**

TOWN OF READING  
APR 27 2016  
BUILDING DEPARTMENT

PLANNING  
APR 28 2016  
COMPLETE

Dear Ms. Delios:

On behalf of Jamieson Properties LLC, **ASB** design group LLC (ASB), is submitting for your review the following waiver request for the Lyle Estates Definitive Subdivision.

## Rules And Regulations Governing The Subdivision Of Land In Reading

Table 1 documents the waivers that are being requested from the Rules and Regulations Governing the Subdivision of Land in Reading (also see Sheet C1).

**Table 1 Wavier Requests**

| Section Reference          | Town of Reading (Standard) | Lyle Estates (Wavier)                    | Comment Justification |
|----------------------------|----------------------------|--|-----------------------|
| Section 7.1.1. a           | Right of Way 60'           | Right of Way 40'                         | Comment #1            |
| Section 7.1.3 a            | Pavement Width 30'         | Pavement Width 28'                       | Comment #2            |
| Section 7.1.3 b            | Sidewalks Both Sides       | Sidewalk one side                        | Comment #3            |
| Section 7.1.3 b            | Tree Planting              | Tree Planting Easement                   | Comment #3            |
| Section 7.1.3 b            | Pavement Layout            | Off Set From Center Line                 | Comment #3            |
| Section 7.1.4 b            | Curb Radii 30'             | Curb Radii 20'                           | Comment #4            |
| Section 7.1.5 a            | 40' Paved Radius           | 36' Paved Radius                         | Comment #5            |
| Section 7.2 a              | Sidewalks Both Sides       | Sidewalk one side                        | Comment #6            |
| Zoning 2.2.13 <sup>①</sup> | Front Set Back 20'         | 11.7' Lyle Estates<br>39.1 Lowell Street | Comment #7            |

① Variance would be required for existing structure and proposed new garage.

### Justification

Comment #1: Currently the parcel has an existing 40' Right of Way (See Sheet C4). Existing houses on both sides of the current 40' Right of Way restrict the width. The cul-

de-sac will have a property line radius 45' instead of 60'.

Comment #2: With a reduced Right of Way the pavement will be reduced from a width of 30' to 28'. The radius of pavement at the cul-de-sac will be reduced from 40' to 36'.

Comment #3: In addition there will be one sidewalk on the northwesterly side of the roadway. The sidewalk will service the three new houses. There are no houses proposed on the southeasterly side of the proposed roadway. Lot 1 presently has a concrete sidewalk along Lowell Street (Route 129).

The reduced pavement and sidewalk on one side will accommodate a 3.5' grass strip along the northwesterly side of the roadway and a 2.5' grass strip along the southeasterly side of the roadway. To provide for tree planting a 4' tree planting easement will be provided along the outside of the new Right-of Way. The center line for the proposed roadway will be located 3' to the left following the crown of the new roadway (see Sheet C8).

Comment #4: Curb radius at the Lyle Estate and Lowell Street intersection will be reduced from 30' to 20' to coincide with the reduced right-of-way and pavement width.

Comment #5 See response to Comment 2.

Comment #6 See response to Comment 3.

Comment #7 364 Lowell Street will have frontage along Lowell Street and the new Right-of-Way. Zoning requires a front set back of 20'. Presently the existing structure faces Lowell Street with a front set back of 39.1' (see Sheet C4). The front set back along the new Right-of-Way to the existing structure will be 11.7'. The applicant will request a variance from the Reading Zoning Board of Appeals.

## Reading Wetland By – Law

Table 2 documents the waivers that are being requested from the Reading Wetland By - Law (also see Sheet C1).

**Table 2 Wavier Requests**

| Section Reference | Town of Reading (Standard)  | Lyle Estates (Wavier)    | Comment Justification |
|-------------------|-----------------------------|--------------------------|-----------------------|
| Section 3.D.2     | 25' Natural Vegetation Zone | Closest Activity 14.0' ± | Comment #1            |
| Section 3.D.4     | 35' No Structure Zone       | Closest Activity 23.7' ± | Comment #2            |

Justification

Comment #1: There will be two areas within the project that will require work within the 25' Natural Vegetation Zone. Both of the locations presently have some degree of disturbance. There areas are described below with their impacts.

- **Lot 1** The applicant will be removing the existing gravel driveway and abandoning the existing septic system at the rear/side of the property.

The gravel parking area will be replace with a new 24' x 24' garage attached to the existing house. A paved driveway will connect to the garage to the new roadway. The existing gravel driveway occupies 1169 s.f. of which 295 s.f. ± falls within the 25' Natural Vegetation Zone. Within this same area there is an additional disturbance of the 25' Natural Vegetation Zone that includes 460 s.f. ± of lawn and general landscaping. The proposed garage will occupy 50 s.f. ± (roof) within the 25' Natural Vegetation Zone. The remaining gravel will be replace with loam and seed (245 s.f. ±). The existing septic system will be abandoned in accordance with the state local Board of Health requirements. A new sewer service will be provided to the existing house from the new roadway.

- **Roadway Right-of- Way** Roadway construction will require work within the 25' Natural Vegetation Zone. The work will occur between Station 2+34 (18.5' Left) and Station 2+69 (42.5' Left) and consists of 650 s.f. ±. This area has been previously disturbed with the construction of the existing dense grade-crushed pavement or gravel roadway.

Fourteen square feet of dense grade-crushed pavement will be removed and 125 s.f.± of pavement will be added. The remaining 525 s.f. consisting of a gravel surface will be loamed and seeded.

Comment #2: There will be two areas within the project that will require work within the 35' No Structure Zone. Both of the locations presently have some degree of disturbance. There areas are described below with their impacts.

- **Lot 1** The applicant will be removing the existing gravel driveway and constructing a new 24' x 24' garage with an additional 55 s.f. added to the existing house.

Zoning for this district requires a 20' front yard setback (corner lot – frontage on both streets). The garage is being placed 16' from the side property line. Within the 35' No Structure Zone a total of 414 s.f.± of gravel will be removed. The new garage will comprise 252 s.f. with the remaining 162 s.f. of area to be loamed and seeded. The Applicant will file with the Reading Zoning Board of Appeals for a variance for the front set back along the new Right-of-Way.

- **Roadway Right-of- Way** Roadway construction will require work within the 35' No Structure Zone. The work will occur between Station 2+34 (18.5' Left) and Station 2+69 (42.5' Left). Approximately 510 s.f.± of area has been previously disturbed within the 35' No Structure Zone for the construction of the existing gravel roadway. There is 388 s.f.± of gravel roadway within the 35' No Structure Zone. The remaining area consists of a loose dirt surface. The roadway construction will remove 388 s.f. of gravel and 122 s.f. dirt surface and replace it with 650 s.f.± of pavement.

Wavier List – Lyle Estates  
364 Lowell Street  
Reading, MA. 01867

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If you have any other question and or concerns please do not hesitate to contact me at 978-500-8419.

Sincerely,

ASB design group, LLC.



Thad D. Berry, P.E  
Principal

